







18 Holman Drive, Kelso

Marsden Estate Standout

Presenting an impressive combination of contemporary luxury and exceptional space, this custom-built and highly appointed Marsden residence is a home that truly makes an impression. Set on one of the largest lots in the estate, it offers a rare opportunity to enjoy a sophisticated home without compromising on the space that your family deserves.

Inside, the home embraces a refined, neutral colour palette. The four bedrooms are all generous sizes and feature custom cabinetry, while two beautifully appointed bathrooms and three toilets add practicality to the home's luxurious design. The interiors have been thoughtfully finished with contemporary features and chic details, creating a home that feels polished, modern and effortlessly stylish.

At the heart of the home, the open plan living room features pitched ceilings and skylights that flow seamlessly through to the designer kitchen. Light and bright throughout, the neutral tones and carefully selected finishes give the home a contemporary feel, while generous proportions ensure there is plenty of room for everyday family living and entertaining.

The amazing aspect is what truly sets this property apart, with amazing views towards Bathurst and surrounds. The alfresco is

4 2 3

FOR SALE
Guide $1,400,000 - $1,450,000

VIEW
By Appointment

AGENTS

Mark Dwyer
0498 003 774
mark.bathurst@ljhooker.com.au

Abby De Losa
0402 203 795
abby.bathurst@ljhooker.com.au

AGENCY

LJ Hooker Bathurst
02 6331 5041

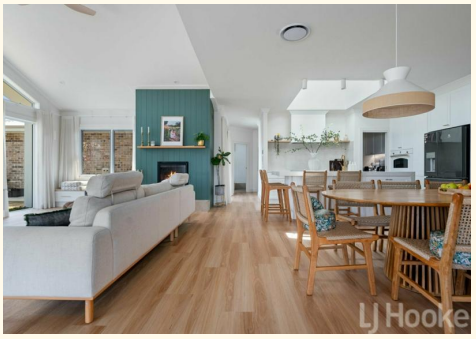
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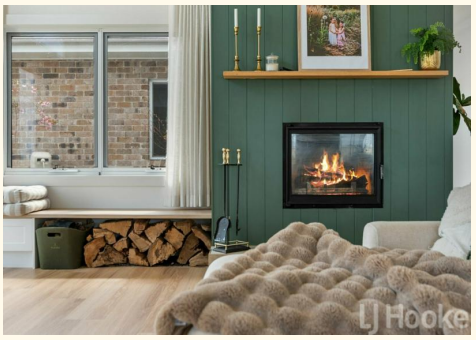
positioned to maximise this aspect and boasts travertine tiles, outdoor kitchen and electric blinds.

Inspections are by appointment only. Contact Mark or Ella to inspect and truely appreciate this one-of-a-kind residence.

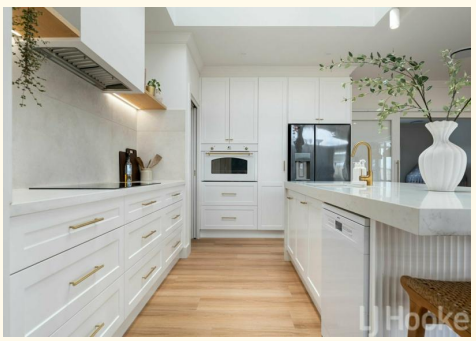
Property features include:

- Luxurious four-bedroom, custom-designed residence
- Spacious master bedroom with walk-in robe
- Ensuite with double shower and high quality tapware
- Well-appointed 3-way main bathroom with freestanding bath and double bowl vanity
- Third toilet, ideal for entertaining
- Stylish kitchen with stone benchtops and quality appliances
- Butlers pantry with second sink and zip boil/chill tap
- Generous open-plan living and dining area
- On-trend and contemporary finishes and fixtures
- Three seperate living zones with media room and additional kids activity room
- Ducted heating and cooling for year-round comfort
- Excellent natural light and generous proportions
- Covered alfresco entertaining area with outdoor kitchen and electric blinds
- 1045sqm block with established gardens, irrigation and garden shed
- Triple garage with additional workshop space, ideal for home gym
- Custom laundry with mudroom style walk-through
- Short drive to local schools, parks and shops
- Quiet street opposite a designated reserve
- Solar panels with battery
- Hard wired security cameras
- 10,000L water tank











MORE DETAILS

Property ID	2RRHZ6
Property Type	House
Land Area	1045 m2
Including	Study
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Dishwasher
	Floorboards
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels

Mark Dwyer 0498 003 774
Director| Licensee In Charge | Sales Agent |
mark.bathurst@ljhooker.com.au
Abby De Losa 0402 203 795
Sales Associate | abby.bathurst@ljhooker.com.au

LJ Hooker Bathurst 02 6331 5041
89 William Street, BATHURST NSW 2795
bathurst.ljhooker.com.au | bathurst@ljhooker.com.au

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